

Exhibit 9

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Document Images

Less Map

3D

MOWBRAY WATERMAN
PROPERTY LLC
SAN FELIPE RD
SAN BERNARDINO, CA 92410
APN : 0136-311-33-0000
0 SQ FT BED 0/0 BATH

VIEW PROPERTY

Reference ID

Order

Report a map error (<https://www.google.com/maps/@34.0992888,-117.2776508,19z/data=!3m1!1e3!10m1!1e1!12b1?source=apiv3&rapsrc=apiv3>)

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AHREN TILLER

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Reference ID

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Map Tools

MOWBRAY WATERMAN
PROPERTY LLC

E RIALTO AVE

SAN BERNARDINO, CA 92408

APN : 0136-301-17-0000

0 SQ FT BED 0/0 BATH

VIEW PROPERTY

Report a map error

Road

Terrain

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Transaction History Report
Sales Comparables
Instant Recordable Legal
Rapid Legal & Vesting
Legal & Vesting Chain
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MOWBRAY WATERMAN
PROPERTY LLC
WATERMAN AVE
SAN BERNARDINO, CA 92408
APN : 0136-301-01-0000
0 SQ FT BED 0/0 BATH

VIEW PROPERTY

Reference ID
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Report a map error (https://www.google.com/maps/@34.0999198,-117.278282,18z/data=!3m1!1e3!1Om1!1e1!12b1?source=apiv3&rapsrc=apiv3)
Privacy Policy (https://www.firstam.com/privacy-policy/)

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San Bernardi...
ORIGINAL MOWBRAYS TREE SERVI
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Property Data Reports
Property Detail Report
Enhanced Transaction History
Transaction History Report
Sales Comparables
Instant Recordable Legal
Rapid Legal & Vesting
Legal & Vesting Chain
Document Images

**ORIGINAL MOWBRAYS
TREE SERVICE**
SAN FELIPE RD
SAN BERNARDINO, CA 92408
APN : 0136-301-21-0000
0 SQ FT BED 0/0 BATH

[VIEW PROPERTY](#)

Report a map error (<https://www.google.com/maps/@34.1001253,-117.2778452,19z/data=!3m1!1e3!10m1!1e1!12b1?source=apiv3&rapsrc=apiv3>)

Reference ID
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Road
Terrain
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HOME SAVED ORDER FLEXSEARCH ADMIN MARKETPLACE AHREN TILLER

Search By: Owner

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Document Images

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ORIGINAL MOWBRAYS
TREE SERVICE
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SAN BERNARDINO, CA 92408
APN : 0136-311-05-0000
0 SQ FT BED 0/0 BATH

VIEW PROPERTY

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Terrain

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HOME SAVED ORDER FLEXSEARCH ADMIN MARKETPLACE AHREN TILLER

Search By: Owner ▾

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MOWBRAY JOHN W MOWBRAY GL ✕

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- ☐ Property Detail Report ☆
- ☐ Enhanced Transaction History ☆
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- i Instant Recordable Legal ☆
- i Rapid Legal & Vesting ☆
- i Legal & Vesting Chain ★
- Document Images** ▸

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**JOHN W MOWBRAY /
GLORIA D MOWBRAY**
WATERMAN
SAN BERNARDINO, CA 92408
APN : 0136-311-03-0000
0 SQ FT BED 0/0 BATH

VIEW PROPERTY

Reference ID

Order

[Report a map error \(https://www.google.com/maps/@34.0997619,-117.2780827,19z/data=!3m1!1e3!1!0m1!1e1!1!2b1?source=apiv3&rapsrc=apiv3\)](#) |
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Enhanced Transaction History

Transaction History Report

Sales Comparables

Instant Recordable Legal

Rapid Legal & Vesting

Legal & Vesting Chain

Document Images

Reference ID

Order

HOME

SAVED

ORDER

FLEXSEARCH

ADMIN

MARKETPLACE

AHREN TILLER

SEARCHES

PORTAL

Less Map

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3D

JOHN W MOWBRAY /
GLORIA D MOWBRAY
S WATERMAN AVE
SAN BERNARDINO, CA 92408
APN : 0136-311-04-0000
0 SQ FT BED 0/0 BATH

VIEW PROPERTY

Report a map error (https://www.google.com/maps/@34.0997619,-117.2780827,19z/data=!3m1!1e3!10m1!1e1!12b1?source=apiv3&rapsrc=apiv3)

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https://web.datatree.com/property?propertyId=17303435

1/1

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Search By: Owner

CA San Bernardino

Find by Name and/or Business Name

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Property Data Reports

☐ Property Detail Report
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Document Images

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E Riata Ave

 San Felipe Rd

 San Felipe Rd

 San Felipe Rd

 San Felipe Rd

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Layers
Measure
3D
Full Screen

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JOHN W MOWBRAY / GLORIA D MOWBRAY
 171 S WATERMAN AVE
 SAN BERNARDINO, CA 92408-1515
APN : 0136-311-30-0000
 1,710 SQ FT BED 0/0 BATH

VIEW PROPERTY

Reference ID


Order

[Report a map error \(https://www.google.com/maps/@34.0997619,-117.2780827,19z/data=!3m1!1e3!1m1!1e1!1s1?source=apiv3&rapsrc=apiv3\)](#)
[Privacy Policy \(https://www.firstam.com/privacy-policy/\)](#)

Current Owner: Mowbray Gloria D / Mowbray John W

Vesting:
2004 - Present

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|-----------------------------|-----------|-------------------------|--------|-----------------------------------|--------------------------------|
| 11/24/2004 | Deed Transfer | \$295,000 | | | Mowbray Gloria D / Mowbray John W | Waller, Phillip H & Margaret E |
| | Sale Date: 11/17/2004 | | Doc Type: Deed Transfer | | Doc #: 2004.869276 | |
| | Title: First American Title | | | | | |

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo () is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.

11/24/2004
8:00 AM
EF

RECORDING REQUESTED BY:

First American Title Company

AND WHEN RECORDED MAIL TO:

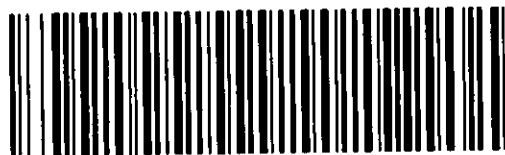
Mr. and Mrs. John W. Mowbray
171 South Waterman Avenue
San Bernardino, CA 92408



LARRY WALKER
Auditor/Controller - Recorder

701 First American - CF

Doc#: 2004-0869276



| | | | |
|----------------|-----------------|---------------|---|
| Titles: | 1 | Pages: | 2 |
| Fees | 9.00 | | |
| Taxes | 324.50 | | |
| Other | 0.00 | | |
| PAID | \$333.50 | | |

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1597951

Escrow No.: 005314-GH

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$324.50

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of San Bernardino **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Phillip H. Waller and Margaret E. Waller, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

John W. Mowbray and Gloria D. Mowbray, Husband and Wife as Community Property

the real property in the City of San Bernardino, County of San Bernardino, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 171 South Waterman Avenue, San Bernardino, CA 92408

AP#: 0136-311-30 & 0136-311-03

DATED November 8, 2004

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On November 21, 2004

Before me, Xenia M. Tan

A Notary Public in and for said State, personally appeared

Phillip H. Waller and Margaret E.

Waller

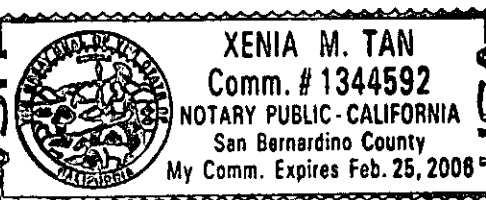

Phillip H. Waller


Margaret E. Waller

personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

EXHIBIT "A"

PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 1725, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 15 OF PARCEL MAPS, PAGE 7, RECORDS OF SAID COUNTY.

PARCEL B:

THAT PORTION OF LOT 21, BLOCK 45, RANCHO SAN BERNARDINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT 21, 697.15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, 144.2 FEET; THENCE EAST TO THE WESTERLY RIGHT OF WAY LINE OF THE SAN BERNARDINO VALLEY TRACTION COMPANY; THENCE NORTHWESTERLY ALONG SAID WEST LINE OF SAID RIGHT OF WAY TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 50 FEET OF THE WEST 150 FEET THEREOF.

ALSO EXCEPTING THE WESTERLY 8.75 FEET AS CONVEYED TO THE CITY OF SAN BERNARDINO, BY DEED RECORDED JANUARY 16, 1968 IN BOOK 6959, PAGE 169, OFFICIAL RECORDS.

136-311-30


136-311-03

Phen
MW

Current Owner: Mowbray Gloria D / Mowbray John W

Vesting:
2004 - Present

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|---|----------|---|--------|-----------------------------------|----------------------------|
| 12/09/2004 | Deed Transfer | \$25,000 | | | Mowbray Gloria D / Mowbray John W | Smith, Aurora |
| | Sale Date: 12/02/2004 Title: First American Title | | Doc Type: Deed Transfer | | Doc #: 2004.908107 | |
| 12/09/2004 | Deed Transfer | | | | Smith, Aurora | Salazar, Victoria S |
| | Sale Date: 12/02/2004 Title: First American Title | | Doc Type: Deed Transfer | | Doc #: 2004.908106 | |
| 09/25/1996 | Deed Transfer | \$31,000 | | | Salazar, Victoria S | Huang, Ching T & Yu-Ying C |
| | Sale Date: 09/18/1996 Title: Fidelity National Title | | Doc Type: Deed Transfer | | Doc #: 1996.354404 | |
| 10/03/1995 | Deed Transfer | | | | Huang, Ching T Etux | Quan, Benjamin H Etal |
| | Sale Date: 09/26/1995 Title: Unknown | | Doc Type: Deed Transfer | | Doc #: 1995.342786 | |
| 06/26/1990 | Deed Transfer | \$46,000 | | | Quan Benjamin H | Salazar Victoria |
| | Sale Date: 06/19/1990 Title: Continental Land Title | | Doc Type: Deed Transfer | | Doc #: 1990.248929 | |
| 06/26/1990 | Trust Deed/Mortgage | \$31,000 | Quan Benjamin H | Seller | | |
| | Loan Type: Conventional Rate Type: | | Doc Type: Trust Deed/Mortgage Rate: 1067 | | Doc #: Term: | |

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RECORDING REQUESTED BY:

Old Republic Title

FIRST AMERICAN TITLE
AND WHEN RECORDED, MAIL TO:

John W. Mowbray

P.O. 3892

San Bernardino, CA

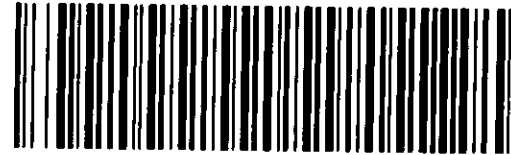
92413



LARRY WALKER
Auditor/Controller - Recorder

701 First American - CF

Doc#: 2004-0908107



Titles: 1 Pages: 2
Fees 9.00
Taxes 27.50
Other 0.00
PAID \$36.50

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

ASSESSOR'S PARCEL NO.: 0136-311-04
TITLE ORDER NO.: 2807013647
ESCROW NO.: 1649-DJ

The undersigned Grantor(s) declare that the **DOCUMENT TRANSFER TAX IS:**

\$ 27.50

XX computed on the full value of the interest of property conveyed, or

___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

___ OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Aurora Smith, Executor

hereby GRANT(S) to John W. Mowbray and Gloria D. Mowbray, husband and wife as joint tenants

all that real property situated in the City of San Bernardino, County of San Bernardino, State of CA, described as: ~~Lot, of Tract, as recorded in miscellaneous maps, in Book on Page(s) in the Office of the County Recorder of said County.~~

See attached Exhibit A

Dated September 21, 2004

State of California

County of San Bernardino

On September 24th, 2004, Before me Kristin MacLaren
Personally appeared

Aurora Smith

Aurora Smith
Aurora Smith, Executor

Personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Kristin MacLaren
Signature



(This area for official notary seal)

MAIL TAX STATEMENTS TO:

Syed Shahid Ahmed Naqvi
11889 Roja St.
Moreno Valley, CA 92557

Title Order Number:

File Number: 0623-1703795

Exhibit "A"

Real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

THE NORTH 50 FEET OF THE WEST 150 FEET OF THAT PORTION OF LOT 21, BLOCK 45, OF RANCHO SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 21, 697.15 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, 144.2 FEET; THENCE EAST TO THE WESTERLY RIGHT OF WAY LINE OF THE SAN BERNARDINO VALLEY TRACTION COMPANY; THENCE NORTHWESTERLY ALONG SAID WEST LINE OF SAID RIGHT OF WAY TO THE POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.


EXCEPTING THEREFROM THE WESTERLY 8.75 FEET AS CONVEYED TO THE CITY OF SAN BERNARDINO, BY DEED RECORDED MAY 8, 1968, IN BOOK 7022, PAGE 877, OFFICIAL RECORDS.

APN: 0136-311-04-0-000

Current Owner: Mowbray Gloria D / Mowbray John W

Vesting:
2004 - Present

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|---|----------|---|--------|-----------------------------------|----------------------------|
| 12/09/2004 | Deed Transfer | \$25,000 | | | Mowbray Gloria D / Mowbray John W | Smith, Aurora |
| | Sale Date: 12/02/2004 Title: First American Title | | Doc Type: Deed Transfer | | Doc #: 2004.908107 | |
| 12/09/2004 | Deed Transfer | | | | Smith, Aurora | Salazar, Victoria S |
| | Sale Date: 12/02/2004 Title: First American Title | | Doc Type: Deed Transfer | | Doc #: 2004.908106 | |
| 09/25/1996 | Deed Transfer | \$31,000 | | | Salazar, Victoria S | Huang, Ching T & Yu-Ying C |
| | Sale Date: 09/18/1996 Title: Fidelity National Title | | Doc Type: Deed Transfer | | Doc #: 1996.354404 | |
| 10/03/1995 | Deed Transfer | | | | Huang, Ching T Etux | Quan, Benjamin H Etal |
| | Sale Date: 09/26/1995 Title: Unknown | | Doc Type: Deed Transfer | | Doc #: 1995.342786 | |
| 06/26/1990 | Deed Transfer | \$46,000 | | | Quan Benjamin H | Salazar Victoria |
| | Sale Date: 06/19/1990 Title: Continental Land Title | | Doc Type: Deed Transfer | | Doc #: 1990.248929 | |
| 06/26/1990 | Trust Deed/Mortgage | \$31,000 | Quan Benjamin H | Seller | | |
| | Loan Type: Conventional Rate Type: | | Doc Type: Trust Deed/Mortgage Rate: 1067 | | Doc #: Term: | |

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RECORDING REQUESTED BY:

Old Republic Title

FIRST AMERICAN TITLE
AND WHEN RECORDED, MAIL TO:

John W. Mowbray

P.O. 3892

San Bernardino, CA

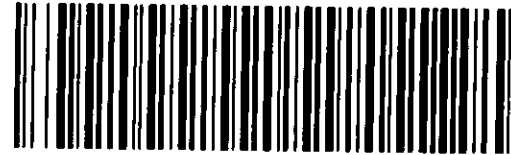
92413



LARRY WALKER
Auditor/Controller - Recorder

701 First American - CF

Doc#: 2004-0908107



Titles: 1 Pages: 2
Fees 9.00
Taxes 27.50
Other 0.00
PAID \$36.50

12/09/2004
8:00 AM
AR

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

ASSESSOR'S PARCEL NO.: 0136-311-04
TITLE ORDER NO.: 2807013647
ESCROW NO.: 1649-DJ

The undersigned Grantor(s) declare that the **DOCUMENT TRANSFER TAX IS:**

\$ 27.50

XX computed on the full value of the interest of property conveyed, or

___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

___ OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Aurora Smith, Executor

hereby GRANT(S) to John W. Mowbray and Gloria D. Mowbray, husband and wife as joint tenants

all that real property situated in the City of San Bernardino, County of San Bernardino, State of CA, described as: ~~Lot, of Tract, as recorded in miscellaneous maps, in Book on Page(s) in the Office of the County Recorder of said County.~~

See attached Exhibit A

Dated September 21, 2004

State of California

County of San Bernardino

On September 21, 2004, Before me Kristin MacLaren
Personally appeared

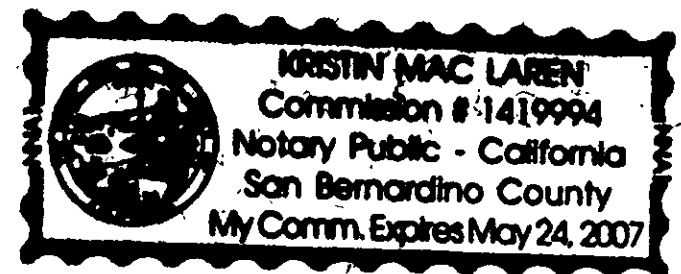
Aurora Smith

Aurora Smith
Aurora Smith, Executor

Personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Kristin MacLaren
Signature



(This area for official notary seal)

MAIL TAX STATEMENTS TO:

Syed Shahid Ahmed Naqvi
11889 Roja St.
Moreno Valley, CA 92557

Title Order Number:

File Number: 0623-1703795

Exhibit "A"

Real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

THE NORTH 50 FEET OF THE WEST 150 FEET OF THAT PORTION OF LOT 21, BLOCK 45, OF RANCHO SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 21, 697.15 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, 144.2 FEET; THENCE EAST TO THE WESTERLY RIGHT OF WAY LINE OF THE SAN BERNARDINO VALLEY TRACTION COMPANY; THENCE NORTHWESTERLY ALONG SAID WEST LINE OF SAID RIGHT OF WAY TO THE POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.


EXCEPTING THEREFROM THE WESTERLY 8.75 FEET AS CONVEYED TO THE CITY OF SAN BERNARDINO, BY DEED RECORDED MAY 8, 1968, IN BOOK 7022, PAGE 877, OFFICIAL RECORDS.

APN: 0136-311-04-0-000

Current Owner: Mowbray Waterman Property LLC

Vesting: Lifetime Couple
2017 - Present

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|------------------------------------|-----------|-------------------------|--------|----------------------------------|-------------------|
| 09/05/2017 | Deed Transfer | \$100,000 | | | Mowbray Waterman Property LLC | Tallackson Aurora |
| | Sale Date: 09/05/2017 | | Doc Type: Deed Transfer | | Doc #: 2017.363181 | |
| | Title: Chicago Title Company | | | | | |
| 09/05/2017 | Deed Transfer | | | | Acosta Aurora / Chacon Magdalena | Albanez Trinidad |
| | Sale Date: 08/15/2017 | | Doc Type: Deed Transfer | | Doc #: 2017.363179 | |
| | Title: Chicago Title Inland Empire | | | | | |

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo () is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.

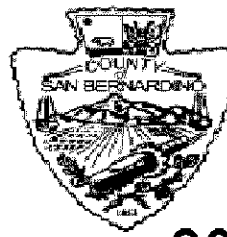
RECORDED AT THE REQUEST OF
CHICAGO TITLE - INLAND EMPIRE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name
Street Address
City State Zip
MOWBRAY WATERMAN PROPERTY, LLC., A
CALIFORNIA LIMITED LIABILITY COMPANY &
1845 BUSINESS CENTER DR STE 215
SAN BERNARDINO, CA 92408

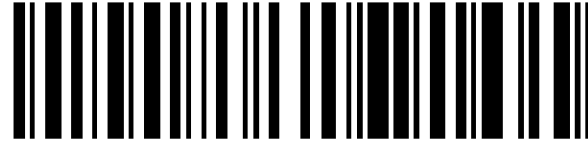
Electronically Recorded in Official Records, County of San Bernardino



BOB DUTTON
ASSESSOR - RECORDER - CLERK
607 Chicago Title Company

9/05/2017
04:24 PM
NC

Doc #: 2017-0363181



Titles: 1 Pages: 4
Fees 44.00
Taxes 110.00
Other .00
PAID 154.00

RECORDERS USE ONLY

ORDER NO. 744742320
ESCROW NO. 7631-JB

710171, 2326

GRANT DEED

TAX PARCEL NO. 0136-301-01-0-000

The undersigned grantor declares that the documentary transfer tax is \$110.00 and is

☒ computed on the full value of the interest of the property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in

☐ unincorporated area ☒ city San Bernardino and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

AURORA TALLACKSON, a Widow, and MAGDELENA CHACON, a Married Woman, and THERESA RAMOS,
a Married Woman as Joint Tenants

AKA: Magdalena Chacon

* who aquired title as Aurora Acosta

hereby GRANT(S) to

MOWBRAY WATERMAN PROPERTY, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

The following described real property in the City of San Bernardino, County of San Bernardino, State of California:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT A.

Dated 08/30/2017

A notary public or other officer completing this certificate verifies only the
identity of the individual who signed the document to which this certificate
is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA,)
COUNTY OF San Bernardino)

On August 30, 2017 before me,
M. Strong, Notary Public

personally appeared Aurora Tallackson and Theresa Ramos

Aurora Tallackson
AURORA TALLACKSON

Magdalena Chacon
MAGDELENA CHACON AKA: Magdalena Chacon

Theresa Ramos
THERESA RAMOS

who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature M. Strong, Notary Public

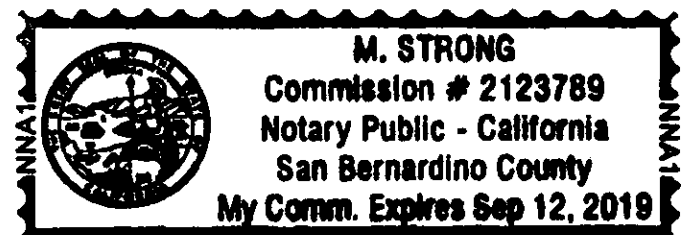
(Notary Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.
SAME AS ABOVE

Name

Street Address

City & State



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Bernardino)

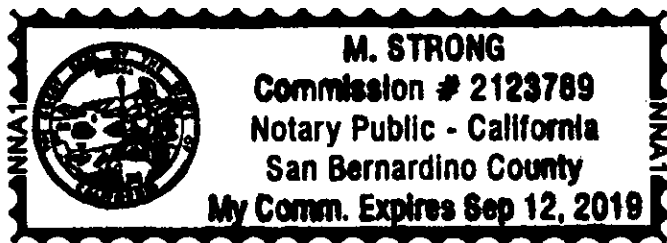
On Aug 30, 2017 before me, M. Strong - Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Magdalena Chacon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: M. STRONG

Notary Identification Number: 2123789

County Where Bond Is Filed: SAN BERNARDINO

Date Commission Exp: SEP 12, 2019

Vender Identification Number: NNA1

Place of Execution: San Bernardino

Synrgo, as agent

DATE: 09/05/2017



Signature

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN BERNARDINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 21, BLOCK 45, RANCHO SAN BERNARDINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 21, 454.15 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH ALONG SAID WEST LINE OF SAID LOT 21, 100 FEET; THENCE EAST TO THE WEST BOUNDARY OF THE RIGHT OF WAY OF THE SAN BERNARDINO VALLEY TRACTION COMPANY; THENCE NORTHWESTERLY ALONG THE WEST BOUNDARY OF SAID RIGHT OF WAY TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE DUE WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 8.75 FEET THEREOF CONVEYED TO THE SAN BERNARDINO, A MUNICIPAL CORPORATION, BY DEED DATED JULY 9, 1968 AND RECORDED AS DOCUMENT NO. 390 ON JULY 25, 1968, IN BOOK 7065, PAGE 877, RECORDS OF SAID COUNTY.


APN: 0136-301-01-0-000

Current Owner: Mowbray Waterman Property LLC

Vesting: A Limited Liability Company

2021 - Present

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|-------------------------------|----------|-------------------------|--------|-------------------------------|-----------------------|
| 06/23/2021 | Deed Transfer | \$70,000 | | | Mowbray Waterman Property LLC | Van Johnson Rikke |
| | Sale Date: 06/17/2021 | | Doc Type: Deed Transfer | | Doc #: 2021.284743 | |
| | Title: First American Title | | | | | |
| 06/23/2021 | Deed Transfer | | | | Johnson Rikke Van | Johnson Sharon Louise |
| | Sale Date: 06/17/2021 | | Doc Type: Deed Transfer | | Doc #: 2021.284742 | |
| | Title: First American Title | | | | | |
| 06/19/2017 | Deed Transfer | | | | Van Johnson Rikke | Johnson Bonnie S |
| | Sale Date: 06/17/2017 | | Doc Type: Deed Transfer | | Doc #: 2017.249091 | |
| | Title: None Available | | | | | |
| 12/18/2012 | Deed Transfer | | | | Johnson Bonnie S | Global World Trust |
| | Sale Date: 12/17/2012 | | Doc Type: Deed Transfer | | Doc #: 2012.538585 | |
| | Title: Orange Coast Title Co. | | | | | |
| 09/10/2012 | Deed Transfer | | | | Global World Trust | Johnson Bonnie S |
| | Sale Date: 09/06/2012 | | Doc Type: Deed Transfer | | Doc #: 2012.370781 | |
| | Title: | | | | | |
| 04/05/1996 | Deed Transfer | \$36,837 | | | Johnson, Bonnie | |
| | Sale Date: 03/29/1996 | | Doc Type: Deed Transfer | | Doc #: 1996.118046 | |
| | Title: | | | | | |

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo () is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.



Electronically
Recorded in Official Records
County of San Bernardino

Bob Dutton
Assessor-Recorder-County Clerk

RECORDING REQUESTED BY:

First American Title Insurance Company National
Commercial Services

DOC# 2021-0284743

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

Robin Mowbray
686 East Mill Street, 2nd Floor
San Bernardino, CA 92408

06/23/2021
03:02 PM
SAN

14311

Titles: 1 Pages: 4

| | |
|--------------|-----------------|
| Fees | \$33.00 |
| Taxes | \$77.00 |
| CA SB2 Fee | \$0.00 |
| Total | \$110.00 |

NCS-1063534-ONT1

Space Above This Line for Recorder's Use Only

A.P.N.: 0136-301-17

File No.: NCS-1063534-ONT1 (PC)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$77.00**; CITY TRANSFER TAX **\$0.00**;
SURVEY MONUMENT FEE **\$0.00**

[☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☐] unincorporated area; [☒] City of **San Bernardino**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Rikke Van Johnson, a married man as his sole and separate property**

hereby GRANTS to **Mowbray Waterman Property, LLC, a California limited liability company**

the following described property in the City of **San Bernardino**, County of **San Bernardino**, State of **California**:

PARCEL 1 :

THOSE PORTIONS OF LOT 21, BLOCK 45, RANCHO SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE BOUNDARIES OF THAT CERTAIN STRIP OF LAND, 60 FEET IN WIDTH, AS DESCRIBED IN THAT CERTAIN INDENTURE TO THE SAN BERNARDINO VALLEY TRACTION COMPANY, RECORDED ON MARCH 31, 1910 IN BOOK 355, PAGE 233 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER AND THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON NOVEMBER 10, 1943 IN BOOK 1642, PAGE 174 OF OFFICIAL RECORDS, IN SAID RECORDER'S OFFICE.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED IN THAT CERTAIN GRANT DEED TO THE CITY OF SAN BERNARDINO, DATED APRIL 15, 1969 AND RECORDED JUNE 16, 1969 IN BOOK 7250 PAGE 387 OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 21, WHICH IS 304.15 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 21;

THENCE NORTH 89° 42' 42" EAST TO A POINT ON A LINE THAT IS PARALLEL WITH AND 50.00 FEET EAST OF, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF WATERMAN AVENUE;

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: **06/17/2021**

THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 32.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°, A DISTANCE OF 31.42 FEET;

THENCE NORTH 89° 33' 50" EAST 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 344.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 28' 47", A DISTANCE OF 86.94 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 24' 31", A DISTANCE OF 27.37 FEET TO A POINT OF TANGENCY ON THE EASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE SAN BERNARDINO VALLEY TRACTION COMPANY BY DEED RECORDED MARCH 31, 1910 IN BOOK 355, PAGE 233 OF DEEDS, RECORDS OF SAID COUNTY;

THENCE NORTH 26° 30' 26" WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACTION COMPANY PROPERTY, A DISTANCE OF 280.00 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 21;

THENCE WEST ALONG SAID NORTH LINE OF LOT 21, 20.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 21, SAID POINT BEING ON THE EAST LINE OF SAID WATERMAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE TO LOT 21 AND THE EAST LINE OF SAID WATERMAN AVENUE A DISTANCE OF 96.15 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACTION COMPANY PROPERTY;

THENCE SOUTHEASTERLY ALONG SAID TRACTION COMPANY PROPERTY, A DISTANCE OF 120.00 FEET MORE OR LESS TO A POINT THAT IS DUE EAST OF A POINT, WHICH IS 204.15 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 21;

THENCE DUE WEST A DISTANCE OF 52.84 FEET MORE OR LESS TO THE EAST LINE OF SAID WATERMAN AVENUE, SAID POINT ALSO BEING THE WEST LINE OF SAID LOT 21;

THENCE DUE SOUTH ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN GRANT DEED TO BONNIE S. JOHNSON, RECORDED ON NOVEMBER 29, 1994, AS INSTRUMENT NO. 94472327, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL MINERALS AND MINERAL RIGHTS, INTERESTS, AND ROYALTIES, INCLUDING, WITHOUT LIMITING, THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER THE PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY IN CONNECTION THEREWITH, AS RESERVED BY SOUTHEAST PACIFIC TRANSPORTATION COMPANY IN THE DEED RECORDED APRIL 5, 1996

Grant Deed - continued

Date: **06/17/2021**

AS INSTRUMENT NO. 96-118046 OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 21, BLOCK 45, RANCHO SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE BOUNDARIES OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED IN THAT CERTAIN GRANT DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON NOVEMBER 10, 1943 IN BOOK 1642, PAGE 175 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL MINERALS AND MINERAL RIGHTS, INTERESTS, AND ROYALTIES, INCLUDING, WITHOUT LIMITING, THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER THE PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY IN CONNECTION THEREWITH, AS RESERVED BY SOUTHEAST PACIFIC TRANSPORTATION COMPANY IN THE DEED RECORDED APRIL 5, 1996 AS INSTRUMENT NO. 96-118046 OFFICIAL RECORDS.

Grant Deed - continued

Date: **06/17/2021**

A.P.N.: 0136-301-17

File No.: NCS-1063534-ONT1 (PC)

Dated: June 18, 2021

Rikke Van Johnson
Rikke Van Johnson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS

COUNTY OF San Bernardino

On 6-18-2021 before me, N. Scales, Notary Public, personally appeared Rikke Van Johnson

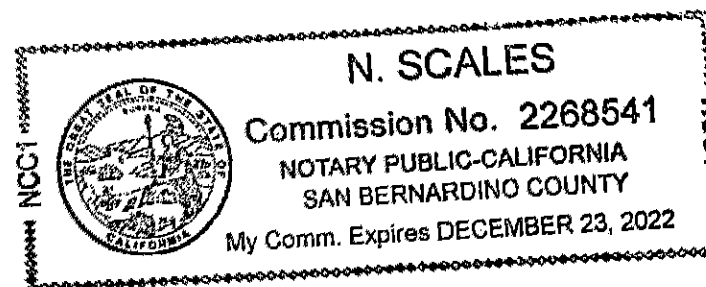
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.


N. Scales
Notary Signature



Current Owner: Mowbray Waterman Property LLC

Vesting: Lifetime Couple
2017 - Present

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|------------------------------|-----------|-------------------------|--------|-------------------------------|--------------------------------|
| 12/21/2017 | Deed Transfer | \$150,500 | | | Mowbray Waterman Property LLC | Union Pacific Railroad Company |
| | Sale Date: 12/18/2017 | | Doc Type: Deed Transfer | | Doc #: 2017.543270 | |
| | Title: Chicago Title Company | | | | | |

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo () is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.

**CHICAGO TITLE COMPANY
COMMERCIAL DIVISION**

00082401-992-1E2

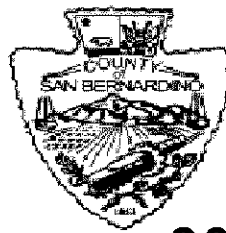
**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Mowbray Waterman Property, LLC
1845 Business Center Drive, Suite 215
San Bernardino, CA 92408

MAIL TAX STATEMENTS TO:

Mowbray Waterman Property, LLC
1845 Business Center Drive, Suite 215
San Bernardino, CA 92408

Electronically Recorded in Official Records, County of San Bernardino



BOB DUTTON

ASSESSOR - RECORDER - CLERK

771 Document Processing Solutions

12/21/2017
11:10 AM
SG

Doc #: 2017-0543270



Titles: 1 Pages: 7

Fees 33.00

Taxes 165.55

Other .00

PAID 198.55

(Space above line for Recorder's use only)

APN 0136-311-33

DOCUMENTARY TRANSFER TAX \$165.55

- ☒ Computed on the full value of the property conveyed
☐ Computed on the full value less liens and
encumbrances remaining at the time of sale
☐ Not a sale (Rev. & Tax. Code Section 11927(a))

Signature of Declarant or Agent Determining Tax

TRA: 001-007

City of San Bernardino
County of San Bernardino

3059-62

GRANT DEED

FOR VALUE RECEIVED, **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation (formerly known as Southern Pacific Transportation Company, a Delaware corporation) ("Grantor"), grants to **MOWBRAY WATERMAN PROPERTY, LLC**, a California limited liability company ("Grantee"), all of Grantor's rights, title, and interest in and to that certain real property ("Property") situated in the City and County of San Bernardino, State of California, described in **Exhibit A**, attached hereto and made a part hereof.

EXCEPTING from this grant and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee, its successors or assigns.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:

- A. All liens, encumbrances, easements, covenants, conditions and restrictions of record;
- B. All matters which would be revealed or disclosed in an accurate survey of the Property;
- C. All matters which would be revealed or disclosed by a physical inspection of the Property;
- D. A lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property;
- E. Zoning ordinances and regulations and any other notices, orders, laws, ordinances, and governmental regulations and restrictions regulating the use, occupancy or enjoyment of the Property, and amendments and additions thereto, now or hereafter in force or effect; and
- F. Existing licenses and other existing rights to use the Property and renewals thereof ("Use Rights"), regardless of whether visible, open and obvious, recorded or unrecorded, or for public streets, rights of way or utilities.

The Property is conveyed by Grantor subject to the following covenants, conditions and restrictions which Grantee, by the acceptance of this Grant Deed, covenants for itself, its successors and assigns, faithfully to keep, observe and perform:

(a) Restriction on Use. Grantee, its successors and assigns, may use the Property for industrial, office, and retail-oriented commercial business (for example, shopping center, filling station, restaurant) purposes, only, and for no other purposes whatsoever. Without limitation of the foregoing, the Property must not be used for any of the following purposes: (i) residential; (ii) lodgings or accommodations (including, without limitation, hotels, motels, boarding houses, dormitories, hospitals, nursing homes, or retirement centers); or (iii) cultural, educational, recreational or child-care facilities (including, without limitation, schools, kindergartens, day-care centers, gymnasiums, athletic fields, picnic grounds or parks).

(b) Environmental.

(i) "As Is" Sale. Grantee, for itself, its successors and assigns, including any successor owner of any interest in the Property, acknowledges and agrees that the Property has been sold and conveyed by Grantor in an "AS IS" condition, with all faults, and Grantee acknowledges that the Property may have been used for railroad and/or industrial purposes, among other uses. Grantor does not make any representations or warranties of any kind whatsoever, either express or implied, with respect to the Property; in particular, without limitation, Grantor

makes no representations or warranties with respect to the use, condition, title, occupation or management of the Property, or compliance with applicable statutes, laws, codes, ordinances, regulations, requirements (collectively, "Condition of the Property"). Grantee acknowledges and agrees that the Property has been sold and conveyed on the basis of Grantee's own independent investigation of the physical and environmental conditions of the Property. Grantee assumes the risk that adverse physical and environmental conditions may not have been revealed by its investigation.

(ii) Release and Indemnity. GRANTEE, FOR ITS ITSELF, ITS SUCESSORS AND ASSIGNS, INCLUDING ANY SUCCESSOR OWNER OF ANY INTEREST IN THE PROPERTY, HEREBY RELEASES GRANTOR, AND, TO THE MAXIMUM EXTENT PERMITTED BY LAW, INDEMNIFIES, DEFENDS AND SAVES HARMLESS GRANTOR, ITS AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS AND ASSIGNS, FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, CAUSES OF ACTION, LEGAL OR ADMINISTRATIVE PROCEEDINGS, CLAIMS, DEMANDS, FINES, PUNITIVE DAMAGES, LOSSES, COSTS, LIABILITIES AND EXPENSES, INCLUDING ATTORNEYS' FEES, IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE KNOWN OR UNKNOWN CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY CONTAMINATION IN, ON, UNDER OR ADJACENT TO THE PROPERTY BY ANY HAZARDOUS OR TOXIC SUBSTANCE OR MATERIAL), OR ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION APPLICABLE THERETO, INCLUDING, WITHOUT LIMITATION, THE TOXIC SUBSTANCES CONTROL ACT, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, AND THE RESOURCE CONSERVATION AND RECOVERY ACT. THE FOREGOING WILL APPLY REGARDLESS OF ANY NEGLIGENCE OR STRICT LIABILITY OF GRANTOR, ITS AFFILIATES, OR THEIR EMPLOYEES, AGENTS OR OFFICERS. WITH RESPECT TO THE FOREGOING, GRANTEE EXPRESSLY WAIVES THE BENEFITS AND PROTECTIONS OF SECTION 1542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, WHICH READS AS FOLLOWS:

1542. Certain Claims Not Affected by General Release. A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantee, Grantor reserves all income (including, without limitation, rentals, license fees and royalties) from any Use Rights granted by Grantor or Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Grantor.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of
December 18, 2017.

Attest:

UNION PACIFIC RAILROAD COMPANY,
a Delaware corporation

B.J. Kubat
Assistant Secretary

By: Tony K. Love
Title: Vice President - Real Estate
Tony K. Love

(Seal)

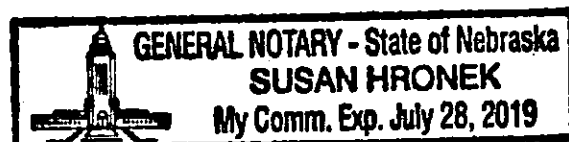
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On December 18, 2017, before me, Susan Hronek,
Notary Public in and for said County and State, personally appeared
Tony K. Love and B.J. Kubat, who are
the Vice President - Real Estate and the Assistant Secretary, respectively, of
UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, and who are personally
known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose
names are subscribed to in the within instrument, and acknowledged to me that they executed the
same in their authorized capacities, and that by their signatures on the instrument the persons, or
the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Susan Hronek
Notary Public

(Seal)



Grantee hereby accepts this Grant Deed and agrees for itself, its successors and assigns, to be bound by the covenants set forth herein.

Dated this 20 day of December, 2017.

MOWBRAY WATERMAN PROPERTY, LLC,
a California limited liability company

By: Robin E. Mowbray
Its: Corp. Sec.
Robin Elaine Mowbray

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

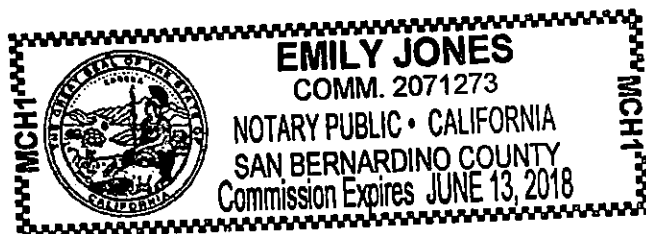
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

On December 20, 2017, 2017, before me, Emily Jones,
Notary Public, personally appeared Robin Elaine Mowbray, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



[Signature]
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

On December 20, 2017 before me, Emily Jones, Notary Public
(insert name and title of the officer)

personally appeared Robin Elaine Mowbray,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

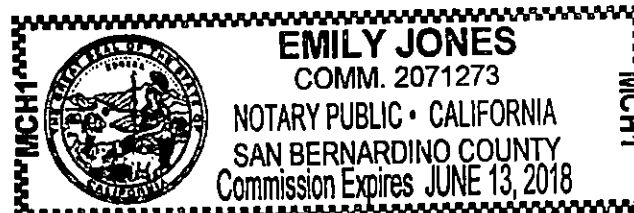


EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN BERNARDINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 21, BLOCK 45, RANCHO SAN BERNARDINO AS PER PLAT THEREOF FILED IN BOOK 7, PAGE 2 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF A 60 FOOT WIDE STRIP OF LAND AS CONVEYED TO THE SAN BERNARDINO VALLEY TRACTION BY DEED RECORDED MARCH 31, 1910 IN BOOK 355, PAGE 233 OF DEEDS, RECORDS OF SAID COUNTY, BEING THAT PORTION OF SAID STRIP OF LAND LYING SOUTHERLY OF THE SOUTH LINE OF THE LAND AS CONVEYED TO DONA RECCHIA, TRUSTEE OF THE BUENA VISTA FAMILY TRUST DATED JANUARY 1, 2002 BY DEED RECORDED MAY 5, 2005-AS INSTRUMENT NO. 320809 OF OFFICIAL RECORDS.

APN(s): 0136-311-33-0-000